



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089954-25

In the matter of: 507, 45 DRIFTWOOD AVE
NORTH YORK ON M3N2M4

Between: Terrace Woods Landlord

And

Phimphone Paphatsalang Tenant

Terrace Woods (the 'Landlord') applied for an order to terminate the tenancy and evict Phimphone Paphatsalang (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 13, 2026. The following parties participated in the mediation: The Landlord's representative, Joey Kay, and the Tenant, Phimphone Paphatsalang.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$2034.75** for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$508.69 on or before the 16th day of each month, for a period of 3 months, from February 16, 2026, up to and including April 16, 2026; and,
 - A final payment of \$508.68 on or before May 16, 2026 to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **February 1, 2026 to May 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 27, 2026
Date Issued

Rolland Roopchand
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.